



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Class 3 Site Plan Review Class 2 Adjustment Case No. SPR-ADJ21-27
PROPERTY LOCATION:	1865 12th St SE, Salem OR 97302
NOTICE MAILING DATE:	October 8, 2021
PROPOSAL SUMMARY:	A proposal to construct a building addition and site improvements for a new restaurant and lounge.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Friday, October 22, 2021</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Brandon Pike, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2326; E-mail: bpik@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> South East Salem Neighborhood Association (SESNA), Jeff Leach, Land Use Co-Chair; Phone 503-508-5499; Email: landuse.sesna@gmail.com . South Central Association of Neighbors (SCAN), Roz Shirack, Land Use Chair; Phone: 503-399-8615; Email: rozshirack7@gmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	James Brookes Commercial Properties LLC (Kelly Brookes, Michael DeMarco)
APPLICANT(S):	Saalfeld Griggs Lawyers on behalf of Fiddle Fig Lounge LLC (Kelly Brookes, Michael DeMarco)
PROPOSAL REQUEST:	<p>A consolidated application containing a Class 3 Site Plan Review for a building addition and associated site improvements, including an expanded parking area, and Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> 1) Reduce the minimum setback for a vehicle use area to the north property line from 5 feet to 2.5 feet; 2) Reduce the minimum setback for a vehicle use area to the west property line from 15 feet to 5 feet; and 3) Reduce the minimum number of required off-street parking spaces from 12 to 9. <p>The subject development site is approximately 0.25 acres in size, zoned CR (Retail Commercial), and located at 1865 12th Street SE (Marion County Assessor map and tax lot number(s): 073W34AD / 3900 and 4000)."</p>
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	<p>Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net. Just enter the permit number listed here: 21 113774</p>

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

REGARDING: Class 3 Site Plan Review Class 2 Adjustment Case No. SPR-ADJ21-27

PROJECT ADDRESS: 1865 12th St SE, Salem OR 97302

AMANDA Application No.: 21-113774-RP, 21-113781-ZO

COMMENT PERIOD ENDS: October 22, 2021

SUMMARY: A proposal to construct a building addition and site improvements for a new restaurant and lounge.

REQUEST: A consolidated application containing a Class 3 Site Plan Review for a building addition and associated site improvements, including an expanded parking area, and Class 2 Adjustment requests to:

- 1) Reduce the minimum setback for a vehicle use area to the north property line from 5 feet to 2.5 feet;
- 2) Reduce the minimum setback for a vehicle use area to the west property line from 15 feet to 5 feet; and
- 3) Reduce the minimum number of required off-street parking spaces from 12 to 9.

The subject development site is approximately 0.25 acres in size, zoned CR (Retail Commercial), and located at 1865 12th Street SE (Marion County Assessor map and tax lot number(s): 073W34AD / 3900 and 4000).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Friday, October 22, 2021, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Brandon Pike, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2326; E-Mail: bpike@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

1. I have reviewed the proposal and have no objections to it.
2. I have reviewed the proposal and have the following comments: _____
- _____
- _____
- _____

Name/Agency: _____
Address: _____
Phone: _____
Email: _____
Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

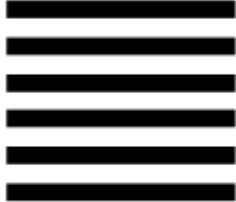


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

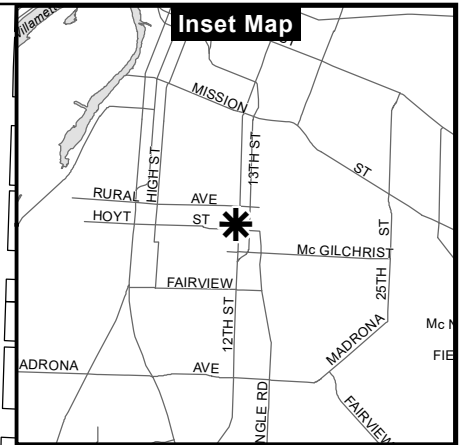
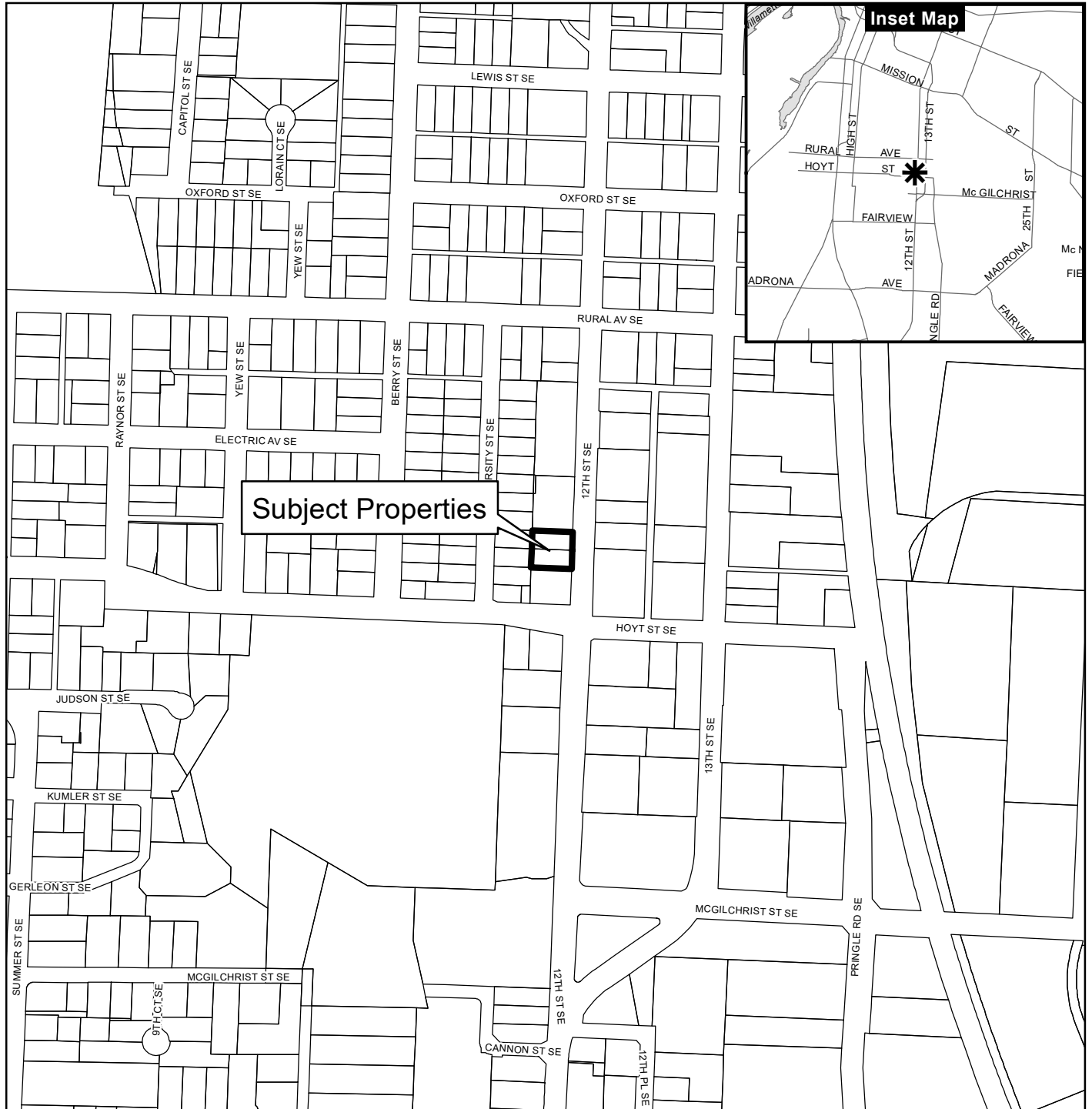
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map 1847 and 1865 12th Street SE



Legend

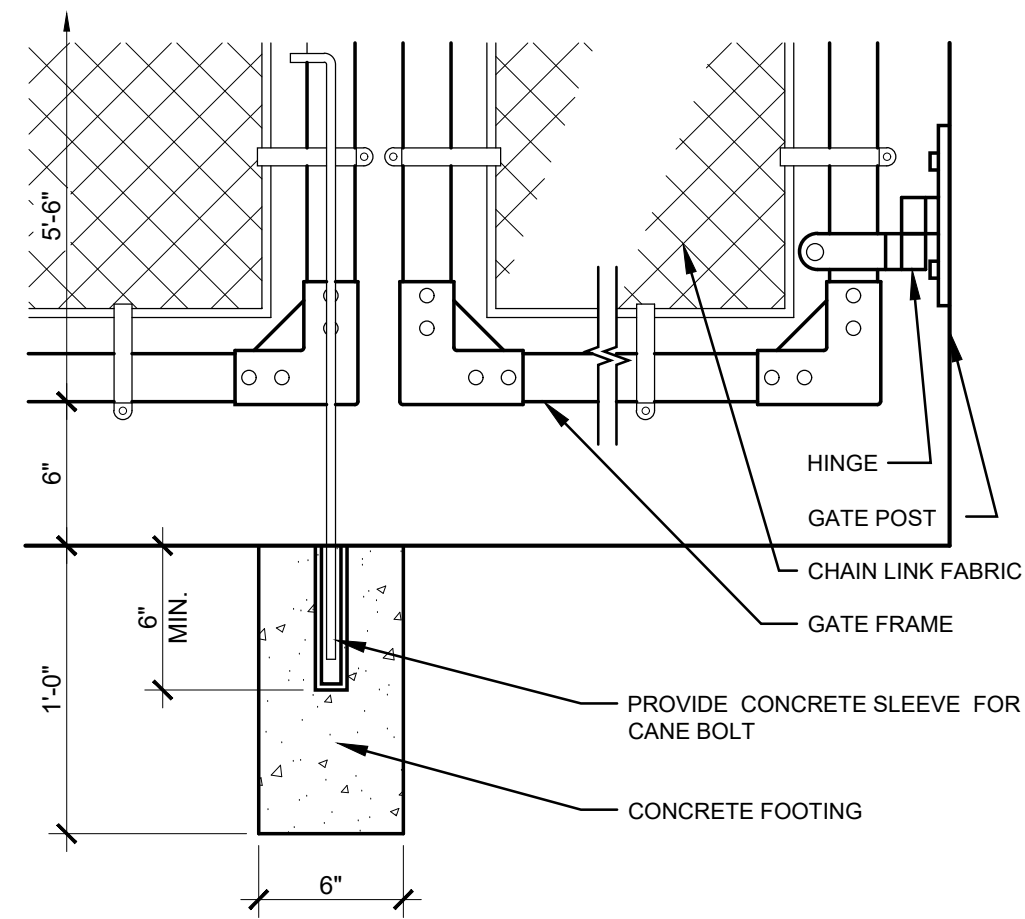
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

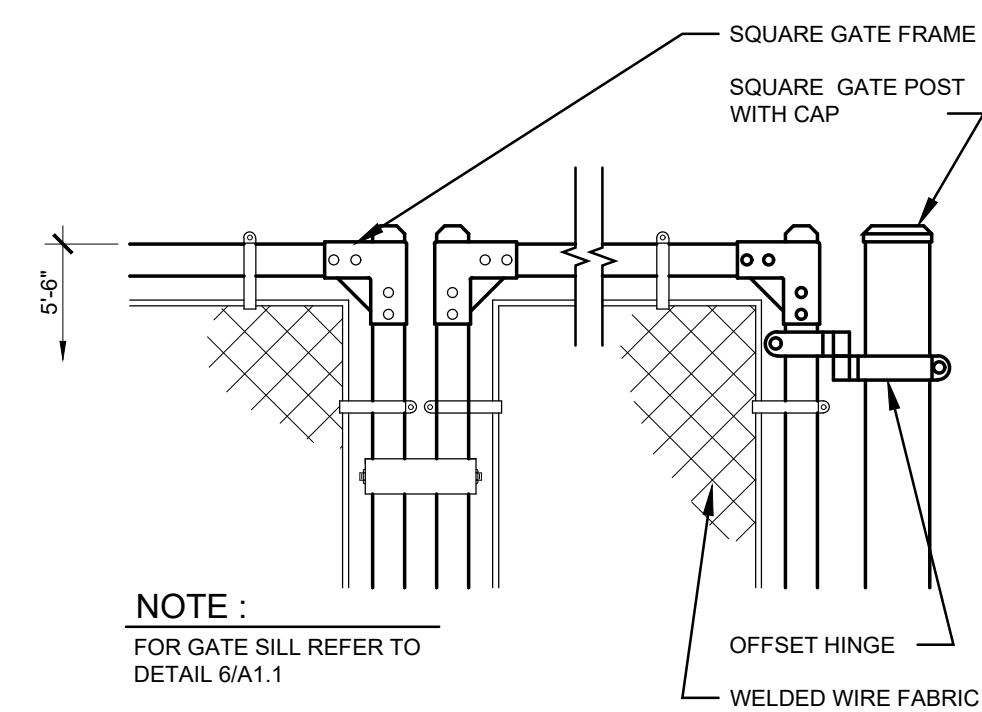
0 100 200 400 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



6 GATE DETAIL
SCALE: 1 1/2" = 1'-0"
2107-A1.1-06



7 GATE HEAD
SCALE: 1 1/2" = 1'-0"
2107-A1.1-07

NOTE:
FOR GATE SILL REFER TO
DETAIL 6/A1.1

GENERAL NOTES:

- GENERAL NOTES APPLY TO ALL DRAWINGS.
- DIMENSIONS ARE TO EXISTING FACE OF STUDS, FACE OF MASONRY AND FACE OF CONCRETE, UNLESS OTHERWISE NOTED. ("CLEAR" DIMENSION IS TO FACE OF FINISHED SURFACE).
- DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS FOR CLARIFICATION PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
- IN CASE OF ANY CONFLICTS IN THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR IS REQUIRED TO INCLUDE THE BETTER QUALITY AND LARGER QUANTITY OF THE WORK.
- CONTRACTOR AND BIDDERS SHALL USE COMPLETE SETS OF CONTRACT DOCUMENTS. NEITHER THE OWNER NOR ARCHITECT ASSUMES RESPONSIBILITY FOR ERRORS OR MISINTERPRETATIONS RESULTING FROM THE USE OF INCOMPLETE SETS OF CONTRACT DOCUMENTS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THEIR REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THIS SURVEY HAS BEEN PROVIDED BY THE OWNER. INFORMATION SHOWN HEREIN IS INCLUDED FOR CONTRACTOR'S REFERENCE ONLY. AC+CO ARCHITECTURE DOES NOT WARRANT INFORMATION SHOWN HEREON AS NECESSARILY COMPLETE OR ACCURATE.

SITE SUMMARY:

TOTAL SITE AREA	= 10,997 SF
GROSS FLOOR AREA	= 3,000 SF
GROSS PARKING AREA	= 4,950 SF
TOTAL LANDSCAPE AREA	= 1,669 SF
PERCENTAGE	= 15%
PARKING LANDSCAPE	= NOT REQUIRED, < 5,000 SF

PARKING	
FULL/COMPACT	= 8 SPACES
HANDICAP	= 1 SPACE
TOTAL	= 9 SPACES

CURB RADII:

- 1 2'-6"

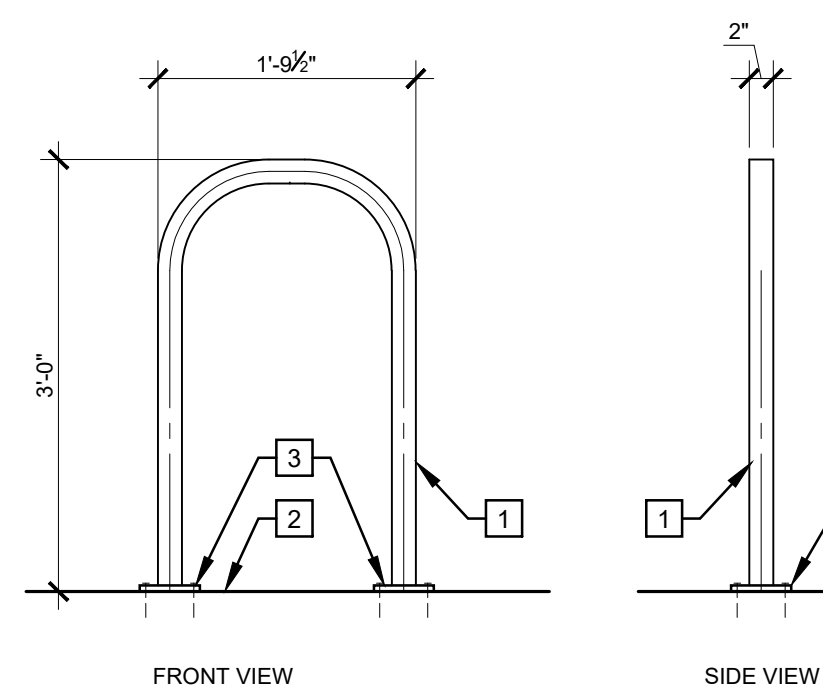
SYMBOL LEGEND:

- NEW CONCRETE, REFER TO CIVIL DRAWINGS
- NEW AC PAVING, REFER TO CIVIL DRAWINGS
- NEW TYPE A LANDSCAPED AREA, TYPE C ALONG WEST PROPERTY LINE, REFER TO CIVIL DRAWINGS
- PROPERTY LINE
- BUILDING SETBACK LINE
- VEHICLE USE SETBACK LINE
- EXISTING CONCRETE CURB TO REMAIN, PROTECT AT ALL TIMES
- NEW 6" CONCRETE CURB
- EXISTING CHAIN-LINK FENCE TO REMAIN, (D) DESIGNATES TO BE REMOVED
- NEW CATCH BASIN AND / OR AREA DRAIN, (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
- NEW CLEAN OUT, (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
- EXISTING TREE TO REMAIN, PROTECT AT ALL TIMES
- NEW TREE, REFER TO LANDSCAPE DESIGN/BUILD DRAWINGS
- NEW COLUMN BELOW, REFER TO STRUCTURAL DRAWINGS
- NEW PRE-FINISHED DOWNSPOUT, TIE INTO EXISTING STORM DRAIN SYSTEM, (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
- NEW FIRE HYDRANT, (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
- EXISTING LIGHT POLE TO REMAIN
- EXISTING GAS METER TO REMAIN, PROTECT AT ALL TIMES
- EXISTING WATER METER / VAULT TO REMAIN, REFER TO CIVIL DRAWINGS
- EXISTING BOLLARD TO REMAIN

REFERENCE NOTES:

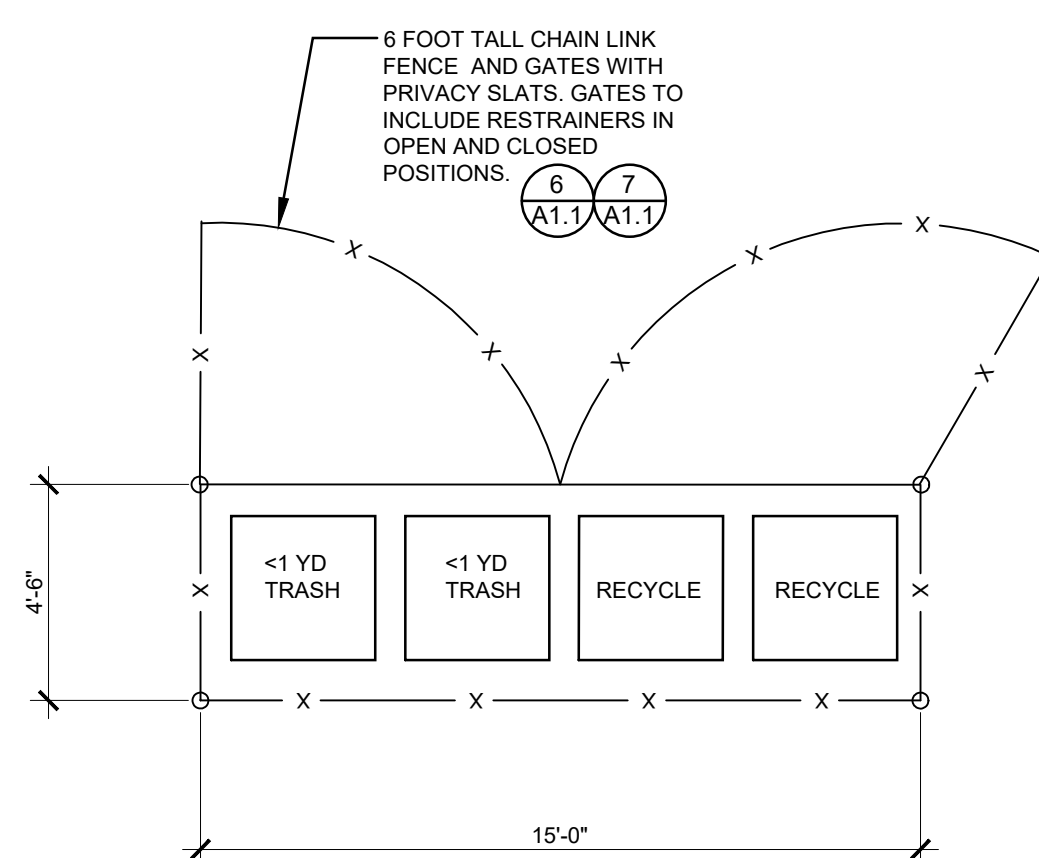
- EXISTING BUILDING TO REMAIN, PROTECT AT ALL TIMES
- EXISTING CONCRETE SIDEWALK TO REMAIN, PROTECT AT ALL TIMES
- EXISTING LANDSCAPED AREA TO REMAIN, PROTECT AT ALL TIMES
- EXISTING ASPHALT TO REMAIN, REFER TO CIVIL DRAWINGS
- EXISTING CONCRETE AREA TO BE REMOVED
- EXISTING PARKING STRIPE TO REMAIN
- EXISTING GRAVEL OR LANDSCAPED AREA TO BE REMOVED
- EXISTING ASPHALT AREA TO BE SAWCUT AND REMOVED
- EXISTING WHEEL STOP TO BE REMOVED
- NEW CONCRETE WHEEL STOP
- NEW PAINTED HANDICAPPED SYMBOL
- NEW HANDICAPPED ACCESSIBLE PARKING SIGN
- NEW 4" PAINTED PARKING SAFETY STRIPES AT 2'-0" OC
- NEW 4" PAINTED PARKING STRIPE
- NEW PAINTED ARROW MARKINGS
- NEW COVERED PATIO AREA, TBD
- NEW AREA FOR TRASH ENCLOSURE
- NEW DEDICATED BICYCLE PARKING AREA
- NEW BELOW GRADE GREASE INTERCEPTOR, REFER TO CIVIL AND PLUMBING DRAWINGS
- NEW PEDESTRIAN CONNECTION, PROVIDE 8'-0" WIDE SPEED HUMPS
- 36" CMU VISUAL BARRIER AT PARKING

5 NOT USED
SCALE:

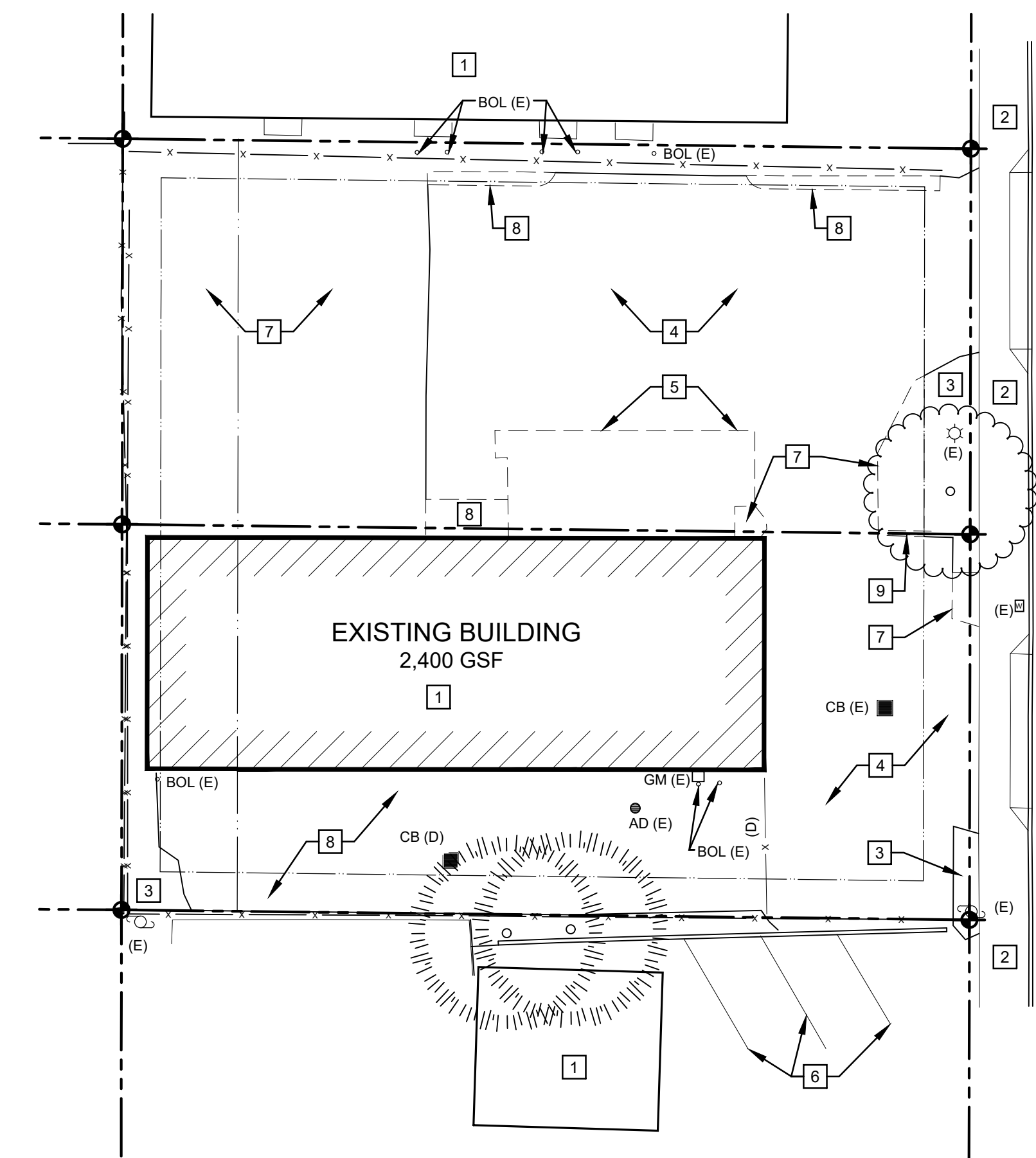


- NOTES:
- 2" DIA. SCHEDULE 40 PIPE WITH EMBEDDED ANCHOR MOUNT, POWDER COAT FINISH
 - EXISTING ASPHALT TO REMAIN, REFER TO CIVIL DRAWINGS
 - NEW LAG BOLTS AND PLATE, ANCHOR PER MANUFACTURER

4 BIKE RACK ANCHORAGE DETAIL
SCALE: 3/4" = 1'-0"
2107-A1.1-04

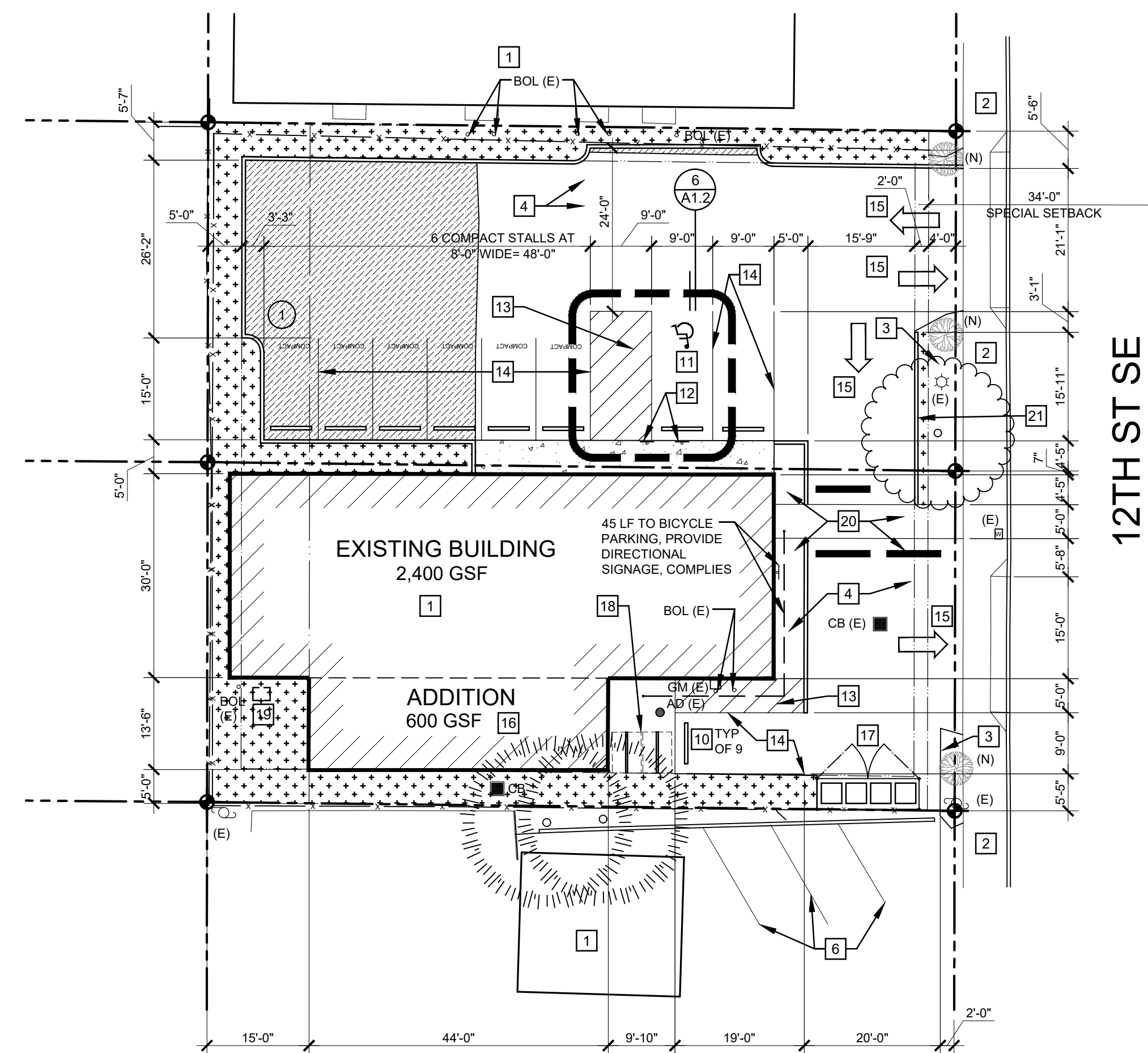


3 ENLARGED TRASH
SCALE: 1/4" = 1'-0"
2107-A1.1-03



1 SITE PLAN - EXISTING / DEMOLITION
SCALE: 1/16" = 1'-0"

12TH ST SE



2 SITE PLAN - PROPOSED
SCALE: 1/16" = 1'-0"

12TH ST SE

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

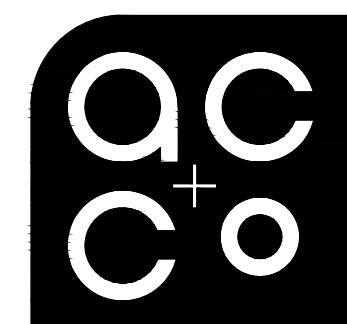
In the event conflicts are discovered between the original signed and sealed documents prepared by the Architects and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

JOB NO. 2021.0007

DATE APRIL 9, 2021

DRAWN SSV

REVISIONS



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COMMUNITY
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Salem, OR
97301-3633
P: 503.581.4114
www.accoac.com

FIDDLE FIG

1865 12TH ST SE
SALEM, OR 97301

SHEET

A1.1